

Board, Commission or Committee  
Application



Name of Board, Commission or Committee: **CLARK COUNTY BOARD OF EQUALIZATION**

Applicant Name: Tio DiFederico, MAI

Home Address: \_\_\_\_\_ Phone: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_ Unlisted? Yes

Work Address: \_\_\_\_\_ Phone: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Please provide the times you are available to serve on this Board/Commission/Council:

Monday – Friday, regular business hours

Please provide a brief description of your qualifications, experience, or interests, which would be considered an asset to this Board, Commission or Council:

Please see attached qualifications

My resume/letter of interest is attached: Yes X No \_\_\_\_\_

*I certify that the information provided is true and accurate to the best of my knowledge.*

A handwritten signature in blue ink, appearing to read "Tio DiFederico".

\_\_\_\_\_  
Signature

**October 3, 2024**

\_\_\_\_\_  
Date

You may deliver this application to the Clark County Assessor's Office, 2nd floor, Clark County Government Center, 500 South Grand Central Parkway, Las Vegas, or mail to the following address:

Clark County Assessor's Office  
Attn: Gena Crunden  
500 S. Grand Central Pkwy.  
Las Vegas, Nevada 89155  
E-mail address: [crundeng@clarkcountynv.gov](mailto:crundeng@clarkcountynv.gov)  
Fax: 702-455-5553

*(This document becomes a public record once it has been received by Clark County.)*

## PROFESSIONAL QUALIFICATIONS OF TIO S. DIFEDERICO, MAI

### EXPERIENCE:

I am a life-long resident of Las Vegas. I graduated from the University of Nevada, Las Vegas (UNLV) with a Bachelor of Science in Business Administration as a Finance Major. I obtained a real estate license in 1984 and began appraising real estate in 1986 with Shelli L. Lowe & Associates. In 1999 Shelli L. Lowe & Associates joined several other premier appraisal firms across the country to form a network of appraisal expertise to serve national and international clients; Integra Realty Resources (IRR). This national exposure provided me an opportunity to appraise a full range of properties and to interact with leaders in the appraisal and business community. I was typically entrusted with the most complex assignments and became qualified by the courts to testify in litigation as an expert in the appraisal of vacant land, residential, apartment, office, retail, industrial and hotel casino properties. In 2009 I formed The DiFederico Group.

I am a Certified General Appraiser in the State of Nevada (Certificate Number A.0000150-CG) and earned the MAI designation from the Appraisal Institute (MAI No. 12567). I am an appointed member of the Clark County Board of Equalization (BOE) and have served as the President and Vice President for the Las Vegas Chapter of the Appraisal Institute. In 2017 I was selected by the State of Nevada's Real Estate Division to be a member of their Appraisal Advisory Review Committee (AARC). My function on this committee is to assist the Administrator by reviewing appraisal reports and serving on a panel during disciplinary hearings for actions brought by the State.

I have extensive litigation experience involving condemnation and inverse condemnation. This includes fee and partial takings, permanent easements (PE's), and temporary construction easements (TCE's). I have also completed numerous assignments involving air rights takings and ground leases. I completed these assignments for both property-owners and government agencies. In addition, I have completed assignments involving partnership disputes, bankruptcies, estate valuations and partial interests.

I have appraised office buildings, business parks, apartment complexes, shopping malls, taverns, restaurants, night clubs, cell sites, billboard sites, water rights and special use properties. These include the +/- 400 Acre Groom Mine overlooking Area 51, the Las Vegas Motor Speedway, and the Henderson Executive Airport. I have appraised the Summerlin, Kyle Canyon and Tuscany Master-Planned Communities and the site of the proposed Ivanpah Airport.

I have also been hired by both Clark County and lenders to analyze leasehold and sandwich leasehold positions involving Clark County's ground leases in the area referred to as the Co-operative Management Area (CMA). I was also selected by Clark County to analyze the value of modifying the CMA restrictions.

My appraisal experience also includes appraisals of hotel casinos. These include: The Riviera Hotel Casino, The LVH – Las Vegas Hotel & Casino, Horseshoe, Lady Luck, Dukes, Golden Phoenix and Lucky Dragon in Nevada. I have also been hired to analyze the ground leases for the Texas Hotel Casino, Eastside Cannery, Buffalo Bills, Primm Valley and Whiskey Pete's in Nevada. Outside of Nevada, I have appraised the Isle of Capri in Louisiana, the Aztar Casino in Missouri, and the Twin River in Rhode Island, as well as proposed hotel casinos in Macau and Puerto Rico. And, while serving on the BOE, I have analyzed and valued well over a hundred hotel casinos in Clark County.

In October of 2002, I was a guest speaker at the Southern California Chapter of the Appraisal Institute's "Appraising Special Purpose Properties Seminar." My portion of the program addressed "Appraising Casino's." I was also a guest speaker at the December 2017 National Eminent Domain Conference in Las Vegas that was sponsored by CLE International. I was asked to discuss how to appraise casino's in the "Business Valuations: When and How" portion of the conference.

# The DiFederico Group

International Appraisal & Consulting

## PROFESSIONAL/COMMUNITY AFFILIATIONS:

Professional Designation:	MAI- Member of the Appraisal Institute (MAI No. 12567)
Licensed Appraiser:	A.0000150-CG (Certificate Number in Nevada)
Member:	Clark County Board of Equalization (BOE) (Since 1998)
Member:	Appraisal Advisory Review Committee (AARC) (Since 2017)
Elected Member:	President - Las Vegas Chapter - Appraisal Institute – 2012
Elected Member:	Vice President - Las Vegas Chapter - Appraisal Institute – 2011
Elected Member:	2 <sup>nd</sup> Vice President – Las Vegas Chapter – Appraisal Institute - 2010
Member:	Appraisal Institute - Region VII Nominating Committee – 2013
Chair:	LV Chapter of the Appraisal Institute Nominating Committee – 2013
Member:	LV Chapter of the Appraisal Institute Nominating Committee - 1999
Member:	Appraisal Institute Education Committee - 1991
Member:	Bishop Gorman High School - Alumni Representative (1977)
Elected Member:	Summerlin's Willow Creek HOA 2004-2006
Elected Member:	Summerlin's Willow Creek Design & Review Committee – 2004
Board Member (Past Chair):	Lance Burton Foundation for Crippled and Burned Children

## EDUCATION:

Tio S. DiFederico received a Bachelor of Science in Business Administration from the University of Nevada, Las Vegas. The following is a partial list of the appraisal courses sponsored by the Appraisal Institute that he has completed:

550 Advanced Applications	General Comprehensive Exam
540 Report Writing and Valuation Analysis	Forecasting Revenue
530 Advanced Sales Comparison and Cost Approaches	Analyzing Operating Expenses
520 Highest & Best Use and Market Analysis	Nevada Law
510 Advanced Income Capitalization	Nevada Statutes
420 Business Practices and Ethics	Appraising Apartments
310 Basic Income Capitalization	Market Analysis
Standard of Professional Practice, Part A	Accrued Depreciation
Standard of Professional Practice, Part B	Residential Valuation
Standard of Professional Practice, Part C	Supervising Appraisal Trainees
Condemnation Appraising: Principles & Applications	Ethics - USPAP Statements
Litigation Appraisal & Expert Testimony	1A-2 Basic Valuation Procedures
Eminent Domain and Condemnation	1A-1 Basic Appraisal Principles
Litigation Appraising: Specialized Topics and Applications	The Appraiser as an Expert Witness
Appraising the Appraisal: Appraisal Review - General	

In addition to the above, I have successfully completed numerous other real estate related Clinics, Conferences, Courses, and Seminars sponsored by the Appraisal Institute over the last 35 years.

# The DiFederico Group

International Appraisal & Consulting

## QUALIFIED BEFORE COURTS AND ADMINISTRATIVE BODIES:

United States Federal Court  
United States Bankruptcy Court – District of Nevada  
Clark County District Court  
Clark County Board of Equalization  
Various Arbitration Courts

## PROFESSIONAL DEVELOPMENT PROGRAMS:

Tio S. DiFederico, MAI, has completed the Appraisal Institute's Litigation Professional Development Program curriculum; passed the exams and is listed on the Appraisal Institute's Litigation Professional Registry.

## PUBLICATIONS:

Tio S. DiFederico, MAI, co-authored the Gaming Overview articles in the IRR-Viewpoint, published by Integra Realty Resources (IRR), from 2003 through 2009.

